

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
2006 COMPREHENSIVE PLAN PUBLIC FORUM #7  
Wednesday, April 26, 2006**

A Community Conversation on the 2006 Comprehensive Plan was held by the Williamsburg Planning Commission on Wednesday, April 26, 2006, at 7:00 p.m. at the Community Building, 401 North Boundary Street.

Present were Commissioners Young, Pons, Hertzler, Kafes and Rose. Commissioner McBeth was absent. Also present were Planning Director Nester and Zoning Administrator Murphy.

Mr. Young called the meeting to order, welcomed the approximately 18 citizens in attendance, and recognized the Planning Commission members and staff who were present.

Mr. Nester made a brief presentation on the proposed 2006 Comprehensive Plan, noting the following:

- This is the City's sixth Comprehensive Plan.
- For public participation, there have been six previously held community conversations, plus open forums at 37 Planning Commission meetings.
- The City's population in 2005 is 13,400, and this is projected to grow to 19,000 at build-out.
- Existing land use is 17% residential, 5% commercial, 23% institutional, 32% parks and sensitive environmental areas, and 11% vacant and suitable for development.
- The basic elements of the "housing plan" are:
  - Preserve and protect the City's single-family neighborhoods
  - Encourage a greater residential presence in the Center City area
  - Encourage new mixed-use neighborhoods. New higher density housing should take place in a master planned mixed-use context, such as in High Street Williamsburg and Quarterpath at Williamsburg.
  - Limit high density residential development to existing areas.
  - Limit residential uses in Corridor Commercial areas.
  - Encourage the development of low and moderate income owner-occupied housing in appropriate locations.
  - Develop an adequate solution to college student housing.
  - When this Housing Plan is translated to land use, there is a potential for approximately 700 new single-family homes, and 1,800 new multi-family dwellings. Of these new dwellings, 68% are estimated for owner-occupancy, and 32% for rental-occupancy. Based on the 2000 Census, and the type of development anticipated, the City should have approximately 4,000 owner-occupied dwellings (56%) and approximately 3,200 renter-occupied dwellings (44%) at build-out. This compares to the

2000 Census figure of 1,602 owner-occupied dwellings (44%) and 2,017 renter-occupied dwellings (56%).

- The basic elements of the “commercial and economic development plan” are:
  - Maintain the Merchants Square area as the City’s premier high quality commercial area.
  - Encourage businesses to locate adjacent to the College of William and Mary.
  - Promote Richmond Road between Brooks Street and the Williamsburg Shopping Center as a unified Mixed-Use Area.
  - Encourage the “Shopping Centers Area” to serve as the centerpiece of the City’s urban commercial corridor.
  - Promote the City’s entrance corridors as the primary location for tourist-oriented businesses.
  - Support development of High Street Williamsburg and Quarterpath at Williamsburg as the City’s primary mixed-use developments.
  - Provide opportunities for additional mixed-use development on Penniman Road and Ironbound Road.
  - Maintain appropriately located areas for office use throughout the City.
- Major transportation improvements include:
  - Ironbound Road widening – 4 lanes (Longhill Connector to Richmond Road)
  - Quarterpath Road widening/improvements – 2 lane minor arterial street (York Street to Route 199)
  - Bikeway improvements to improve connections between existing facilities and construct new multi-use paths along Quarterpath Road and Kiwanis Park/Treyburn Drive area
  - Sidewalk Improvements throughout the City.
- Parks and Recreation improvements include new passive parks: Capitol Landing, Redoubt Park, and College Creek Parks, as well as improvements to Kiwanis Park and Strawberry Plains Neighborhood Park.
- Municipal Center Improvements include a new Building for Williamsburg Redevelopment and Housing Authority and Human Services Department, a new Emergency Operation Center and Fire Department Administrative Offices, a new or renovated City Council Chamber and City Hall (Stryker Building), and a new Ironbound Road Fire Station.

Mr. Young announced that discussion will be in four topic areas: residential, commercial and economic development, infrastructure, and implementation.

## **RESIDENTIAL**

Nanci Bond, 416 Suri Drive, requested clarification of the mixed-use designation.

David Sievers, William and Mary Student and City Council candidate, expressed concerns about the residential plan. He said that he didn't feel that the college will provide an increased amount of student housing in the immediate future, and noted that the demand is not increasing on campus. He supported creating new high density student-targeted housing off-campus. He said that construction of dormitories will not decrease impacts on existing neighborhoods, since the cost of a dorm room will be about the same as an off-campus apartment. He said that more dorm rooms would increase the cost of on-campus housing. He said that the best solution is to build higher density off-campus housing near the college, and that a public/private partnership on the education school property is a possibility. Mr. Sievers said that the Berkeley School area is a good location for student housing, as well as along Richmond Road which would allow students to walk to the College.

Stewart Goddin, 715 Goodwin Street, said that the College has a housing lottery, which indicated that demand exceeds supply. He noted that the College is dragging its feet on housing, and that pressure needs to be kept on the College to provide additional on-campus housing.

Susie Dorsey, 220 Brookwood Drive, expressed concerns about neighborhoods, and said that she was alarmed about relaxing B&B regulations – the City doesn't need mini-hotels in residential areas.

Tom Patton, 505 Capitol Court, noted that B&Bs in residential areas are also owner-occupied homes, and that if the number of rooms were increased, all applicable zoning ordinance regulations would still need to be met.

John Keane, 718 Jamestown Road, said that B&Bs are an asset to the City, and that they are limited to corridors and not allowed inside of neighborhoods.

Nanci Bond said that there should be no student housing allowed in the Richmond Road commercial area.

Stewart Goddin requested clarifications about the proposed 22 units/net acre proposed for the downtown area. Mr. Nester gave several examples of residential density, and said that there are limits proposed of not more than 10 units on a lot through much of the downtown area. He said that the idea was to encourage additional mixed-use development.

Nanci Bond expressed concern about increasing the density to 22 units/net acre.

Terence Wehle, 412 Harriet Tubman Drive, raised concerns about the Blayton Building property, and said that we should not be so quick to change to commercial land use. He said that the WRHA proposal is not what we want for Williamsburg, and noted the importance of green space in the community. He said that Crispus Attucks is a PUD with small yards, and that a large building and parking lot adjacent to this neighborhood is not appropriate.

Tom Patton noted that if the College provided more on-campus housing, it would free up more affordable housing for residents and workers.

## **COMMERCIAL**

Nanci Bond reiterated her concern that commercial properties along Richmond Road be used for commercial purposes, and not for student housing.

Tom Patton said that Quarterpath Road should be improved as a 4-lane street.

Vic Smith, 140 Chandler Court, said that he would like to see a boutique grocery store in the downtown area, and favors preserving Quarterpath Road.

Stewart Goddin said that he favored retail and restaurant, rather than office, uses along the Richmond Road corridor.

John Keane said that good access should be provided between the College and High Street.

Terence Wehle said that he would hate to see Monticello Avenue improved to four lanes.

## **INFRASTRUCTURE**

Chuck Redding, 189 Lewis Robert Lane, identified himself as an active cyclist, and said alternative forms of transportation should be encouraged to provide alternatives to the automobile.

Vic Smith noted that improvements to neighborhood infrastructure are needed on an ongoing basis, and suggested that the City needs to pay more attention to these issues.

Stewart Goddin expressed concerns about a traffic signal at Jamestown Road and Campus Drive. He suggested the possibility of making this intersection right turn only onto Jamestown Road. John Keane suggested moving the crosswalk for this intersection to the east side to alleviate conflicts between pedestrians and right-turning traffic.

Susie Dorsey said that a sidewalk is needed to connect Holly Hills Carriage Homes with Jamestown Road.

Nanci Bond supported crosswalks and pedestrian signals, and said that a crosswalk is needed at Rt. 199/Brookwood Drive. She also said that crosswalks and pedestrian signals are needed at Second Street/Parkway Drive and Monticello/Ironbound.

Allen Turnbull, 109 Woodmere Drive, said that the City should not be adverse to putting in crosswalks and pedestrian signals. He said that providing connections when projects are built is important. He asked questions about bicycle facilities along Quarterpath Road, and Mr. Nester said that a shared-use path is proposed.

Nanci Bond said that we need to protect the character of the City, and that trees make up 90% of this character. Wide viable barriers should be maintained, and green space should be set aside.

Vic Smith said that there is a provision for maintaining a list of significant trees in the City Code, and that this needs to be implemented.

## **IMPLEMENTATION**

Terence Wehle asked how many units could be constructed on the Blayton Building property if 22 units/net acre were allowed, and Mr. Nester said approximately 42 units could be built.

Nanci Bond again stated that a density of 22 units/net acre was too high.

Mr. Young thanked everyone for participating in the meeting.

The meeting was adjourned at 8:30 p.m.

Jesse Young, Chairman  
Williamsburg Planning Commission